



2 View Avenue, Seaton

Rare Opportunity to Subdivide with 28.6m Frontage

A rare opportunity to secure a substantial 785m² allotment with an impressive 28.6m street frontage in a sought-after Seaton location. With exciting potential to subdivide and develop multiple properties (STCC), the site offers scope to make the most of its generous dimensions and create lasting value.

The existing home is in original condition and ready for a complete renovation. Within walking distance of Royal Adelaide Golf Club and Grange Golf Club, and just minutes from the beach, this is an opportunity you won't want to miss.

Property Features:

- " Generous 784m² allotment with approximately 28.6m of street frontage
- Potential to subdivide into multiple allotments (STCC)
- Existing home in original condition, requiring renovation throughout
- Lounge room, separate dining room, and kitchen and meals area
- Five bedrooms
- Main bathroom with bath and shower
- Second bathroom with bath and toilet
- Additional separate toilet and laundry

5 2 2

FOR SALE

Please Call

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Double garage

Perfectly positioned within walking distance of Royal Adelaide Golf Club and Grange Golf Club, the property offers excellent lifestyle convenience. The beautiful shores of Henley Beach and Grange Beach are a short drive away, along with their cafés, restaurants and coastal attractions.

Everyday essentials are close at hand, with Westfield West Lakes offering extensive shopping, dining and services. Several schools are nearby, including St Michael's College and Nazareth Catholic College. Local reserves, public transport and easy access to the Adelaide CBD further enhance the appeal.

For further information please contact Rosemary Auricchio on 0418 656 386, or Nick Carpinelli on 0403 347 849.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

Please note some images have been digitally enhanced or virtually staged for illustration.

MORE DETAILS

Property ID	50Z1FE8
Property Type	House
Land Area	784 m2
Including	Toilets (2)
	Floorboards
	Fully Fenced

Rosemary Auricchio 0418 656 386

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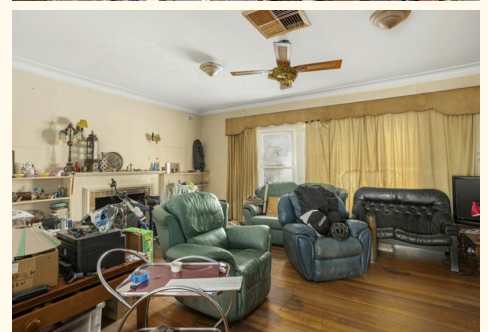
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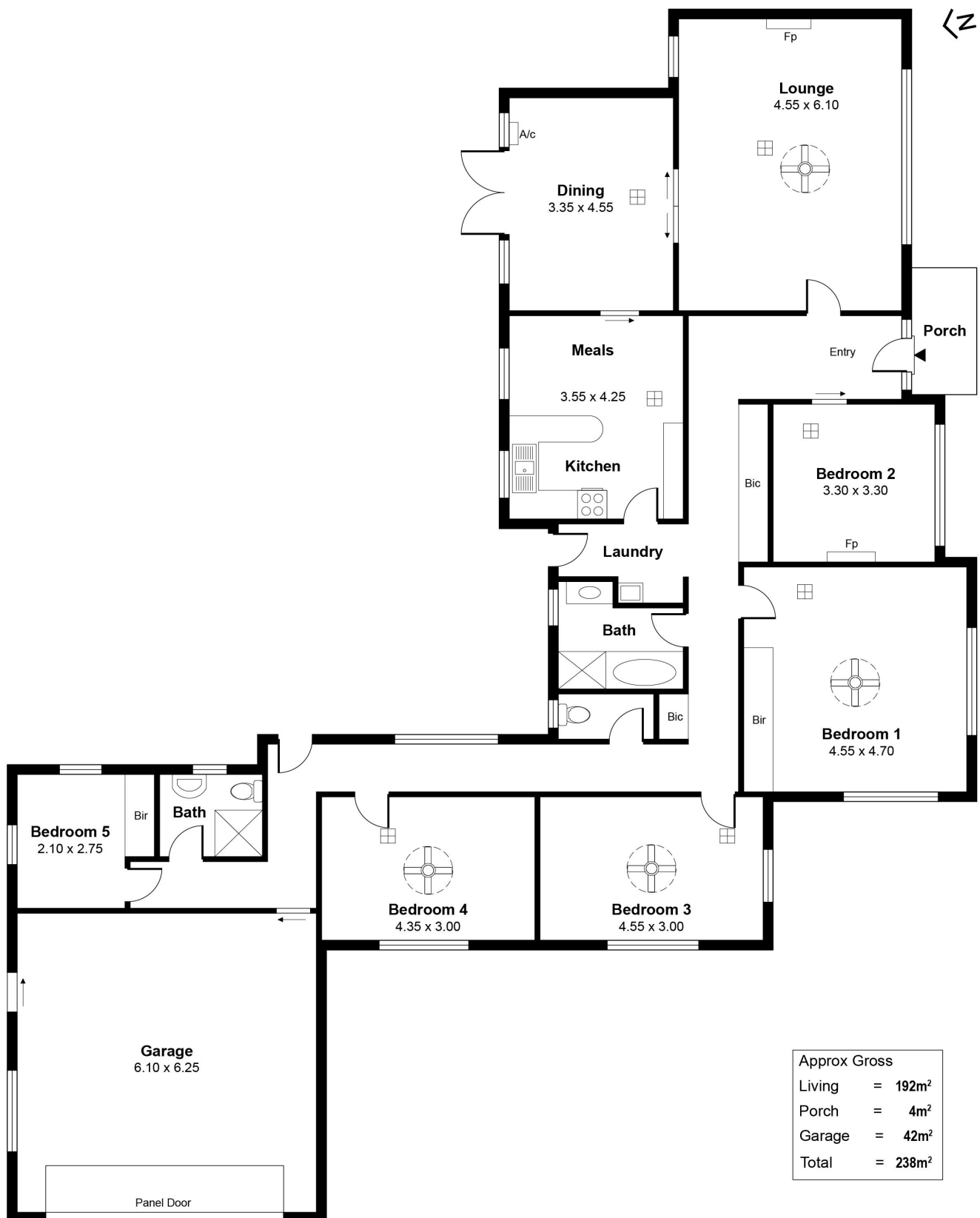
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This drawing is intended for illustrative purposes only. While every effort has been made to ensure accuracy, all measurements are approximate and should be independently verified before being relied upon.